

City of Renton

Shoreline Master Program

Planning Commission 01-28-09



Renton Shoreline Master Program

Shorelines Geographic Designations Outline

- ☐ Information Sources
- ☐ WAC
- ☐ Options – Designations
 - Overlays
 - Single Zoning Districts
 - Combination



Renton Shoreline Master Program

Shorelines Geographic Designations

Information Sources

- ☐ Tech Memo – Regulatory Approach Options – Code Overview – October 23, 2008
- ☐ Tech Memo – Regulatory Approach Options – Specific Issues – October 23, 2008



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Shorelines Geographic Designations

Existing Code (SMP) - 3 geographic overlays (applicable in addition to zoning requirements)

- ☐ Urban — Designation for majority of City's shoreline
- ☐ Conservancy
 - May Creek east of I-405
 - Cedar River south bank beginning 2,500' east of I-405
 - Springbrook Creek from SW 27th St (North) – SW 31st St. (South) & vicinity of SW 38th St. (near wetlands mitigation bank)
- ☐ Natural — North bank of Black River (west of confluence with Springbrook Creek)



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Shorelines Geographic Designations

WAC

- ❑ WAC 173-26-211(4)(c)(i) – “Local governments may establish a different designation system provided it is consistent with the purposes and policies of this section and WAC 173-26-211(5)”
- ❑ WAC 173-26-211(5) – Environment Designations
 - High Intensity
 - Residential
 - Urban Conservancy
 - Natural



Renton Shoreline Master Program

Shoreline Geographic Designations

High Intensity Environment (Current – Urban)
WAC 173-26-211

☐ Purpose: To allow water-oriented commercial, transportation & industrial uses

☐ Management Policies:

- Priorities (in order of preference)
 - Water-dependent uses
 - Water-related/water-enjoyment uses
 - Nonwater-oriented uses not allowed (unless mixed use development)



Renton Shoreline Master Program

Shoreline Geographic Designations

High Intensity Environment (Current – Urban)

WAC 173-26-211

☐ Management Policies (cont'd):

- Full utilization of existing urban areas should be achieved before high intensity development is allowed
- No net loss of ecological functions
- Public access
- Aesthetic objectives



Renton Shoreline Master Program

Shoreline Geographic Designations

High Intensity Environment (Current – Urban)

WAC 173-26-211

☐ Management Policies (cont'd):

- Nonwater-oriented uses not allowed (unless mixed use development)
- Full utilization of existing urban areas should be achieved before high intensity development is allowed
- No net loss of ecological functions
- Public access
- Aesthetic objectives



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Shoreline Geographic Designations

High Intensity Environment

WAC 173-26-211

Designation Criteria:

Assign a "high-intensity" environment designation to shoreline areas within incorporated municipalities, urban growth areas, and industrial or commercial "rural areas of more intense development," as described by RCW [36.70A.070](#), if they currently support high-intensity uses related to commerce, transportation or navigation; or are suitable and planned for high-intensity water-oriented uses.



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Shoreline Geographic Designations

Residential Environment (Current – Urban)

WAC 173-26-211

☐ Purpose:

- Accommodate residential development and appurtenant structures
- Provide appropriate public access and recreational uses

☐ Management Policies

- Develop standards
- Ensure no net loss of ecological functions



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Shoreline Geographic Designations

Residential Environment (Current – Urban)

WAC 173-26-211

☐ Management Policies (cont'd)

- Develop standards for
 - minimum frontage width,
 - setbacks,
 - lot coverage limitations,
 - buffers,
 - shoreline stabilization,
 - vegetation conservation,
 - critical area protection, and
 - water quality



Renton Shoreline Master Program

Shoreline Geographic Designations

Residential Environment (Current – Urban)

WAC 173-26-211

❑ Management Policies (cont'd)

- Local governments may establish two or more different shoreline residential environments to accommodate different densities or conditions
- Multifamily and multilot residential and recreational developments provide:
 - Public access
 - Joint use community recreation facilities



Renton Shoreline Master Program

Shoreline Geographic Designations

Residential Environment (Current – Urban)

WAC 173-26-211

☐ Management Policies (cont'd)

- Access, utilities and public services should adequately serve existing & future needs
- Commercial development should be limited to water-oriented uses



Renton Shoreline Master Program

Shoreline Geographic Designations

Residential Environment

WAC 173-26-211

Designation Criteria:

Assign a "shoreline residential" environment designation to shoreline areas inside urban growth areas, as defined in RCW 36.70A.110, incorporated municipalities, "rural areas of more intense development," or "master planned resorts," as described in RCW 36.70A.360, if they are predominantly single-family or multifamily residential development or are planned and platted for residential development.



Renton Shoreline Master Program

Shoreline Geographic Designations

Urban Conservancy Environment (Current –

Conservancy) WAC 173-26-211

- ☐ Purpose: To protect and restore ecological functions of open space, flood plain & other sensitive lands where they exist in urban/developed settings
- ☐ Management Policies
 - Preserve the natural character of the area or preserve open space, flood plain or sensitive lands over long term are primary allowed uses.



Renton Shoreline Master Program

Shoreline Geographic Designations

Urban Conservancy Environment

❑ Management Policies (cont'd)

- Establish standards for shoreline stabilization, vegetation conservation, water quality, and shoreline modifications
- Public access and recreation objectives should be implemented;
- Ecological impact should be mitigated
- Water-oriented uses given priority



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Shoreline Geographic Designations

Urban Conservancy Environment – WAC 173-26-211

Designation Criteria:

Assign an "urban conservancy" environment designation to shoreline areas appropriate and planned for development that is compatible with maintaining or restoring of the ecological functions of the area, that are not generally suitable for water-dependent uses and that lie in incorporated municipalities, urban growth areas, or commercial or industrial "rural areas of more intense development" if any of the following characteristics apply:



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Shoreline Geographic Designations

Urban Conservancy Environment – WAC 173-26-211

Designation Criteria (Cont'd):

- ☐ *They are suitable for water-related or water-enjoyment uses;*
- ☐ *They are open space, flood plain or other sensitive areas that should not be more intensively developed;*
- ☐ *They have potential for ecological restoration;*
- ☐ *They retain important ecological functions, even though partially developed; or*
- ☐ *They have the potential for development that is compatible with ecological restoration.*



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Shoreline Geographic Designations

Natural Environment (Current – Natural)

WAC 173-26-211

- Purpose: Protect shoreline areas that are relatively free of human influence or that include intact or minimally degraded shoreline functions intolerant of human use. These systems require that only very low intensity uses be allowed in order to maintain the ecological functions and ecosystem-wide processes.



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Shoreline Geographic Designations

Renton's Current Environments (overlays)

Natural Environment - WAC 173-26-211

☐ Management Policies

- Any use that would substantially degrade the ecological functions or natural character of the shoreline area should not be allowed.
- Uses including commercial, industrial, nonwater-oriented recreation , roads, utility corridors, and parking areas that can be located elsewhere should not be allowed.



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Shoreline Geographic Designations

Natural Environment - WAC 173-26-211

☐ Management Policies (cont'd)

- Conditionally-allowed uses:
 - Single family residential
 - Commercial forestry
 - Low-intensity agricultural
- Uses allowed provided no significant ecological impact: Scientific, historical, cultural, educational research



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Shoreline Geographic Designations

Natural Environment - WAC 173-26-211

- ❑ Management Policies (cont'd)
 - Low-intensity water-oriented recreational access
 - New development or significant vegetation removal should not be allowed.



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Shoreline Geographic Designations

Natural Environment - WAC 173-26-211

Designation Criteria:

- ☐ A "natural" environment designation should be assigned to shoreline areas if any of the following characteristics apply:
- ☐ The shoreline is ecologically intact and therefore currently performing an important, irreplaceable function or ecosystem-wide process that would be damaged by human activity;
- ☐ The shoreline is considered to represent ecosystems and geologic types that are of particular scientific and educational interest; or



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Shoreline Geographic Designations

Natural Environment - WAC 173-26-211

Designation Criteria:

- ☐ *The shoreline is considered to represent ecosystems and geologic types that are of particular scientific and educational interest; or*
- ☐ *The shoreline is unable to support new development or uses without significant adverse impacts to ecological functions or risk to human safety.*
- ☐ *Such shoreline areas include largely undisturbed portions of shoreline areas such as wetlands, estuaries, unstable bluffs, coastal dunes, spits, and ecologically intact shoreline habitats. Shorelines inside or outside urban growth areas may be designated as "natural."*



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Shorelines Geographic Designations

OPTIONS

☐ Overlays

or

☐ Single zoning districts

or

☐ Combination



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Shorelines Geographic Designations

RECOMMENDATION

- ☐ Single family – Continue to evaluate
Options for:
 - Simplicity of administration and public understanding
 - Reach based application
- ☐ Overlay for areas where development would be in both SMA and upland
 - Parallel upland zoning
 - Reach based application



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Shoreline Geographic Designations

- ❑ Shoreline Single-Family Residential zoning district - OPTION
 - Separate shoreline zoning
 - Applies only in shoreline
 - Includes all regulations NOT an overlay



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Shoreline Geographic Designations

Single- Family Residential

Either Zoning or Overlay

- ☐ One district for Lake Washington
- ☐ Multiple districts for Lake Desire

[reflect recent KC zoning and different lot configurations]

- ☐ One district for Cedar River [East of I-405 near SR 169]



Renton Shoreline Master Program

Shorelines Geographic Designations

RECOMMENDATION - Overlay for areas where lots and development would occur in both SMA and upland

- ☐ Lake Washington
- ☐ May Creek
- ☐ Cedar River
- ☐ Black River/Springbrook Creek
- ☐ Green River - isolated



Renton Shoreline Master Program

Shorelines Geographic Designations

RECOMMENDATION - Overlay

Lake Washington

- ☐ Lake Washington/COR –Seahawks/Quendall Terminals/Barbee Mill [alternative shoreline residential]
- ☐ Lake Washington/Urban Center – UC zoning at the south end of the lake and Municipal Airport.
- ☐ Lake Washington/Urban Conservancy – Gene Coulon Park



Renton Shoreline Master Program

Shorelines Geographic Designations

RECOMMENDATION - Overlay

May Creek

- ☐ Reach 1 - Lake to Lake Washington Blvd – OPTIONS
 - Parallel Designations - Urban Conservancy [only Barbee Mill subdivision open space – balance in a parallel shoreline designation
 - COR or residential
- ☐ Reach 2 – Lake Washington Blvd. to I-405
 - Urban Conservancy or
 - Residential
- ☐ Reach 3 – east of I-405 - Urban Conservancy



Renton Shoreline Master Program

Shorelines Geographic Designations

RECOMMENDATION - Overlay

May Creek

☐ Reach 1 - Lake to Lake Washington Blvd – OPTIONS



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Shorelines Geographic Designations

RECOMMENDATION - Overlay

Cedar River

☐ High Intensity

- Reach 1 – West side - mouth to Logan Street
- Reach 2 – Logan Street to I-405
- Reach 3 - North side - COR zoning

☐ Cedar River/Urban Conservancy

- Reach 1 – Cedar River Trail Park
- Reach 3 – All public lands east of I-405



Renton Shoreline Master Program

Shorelines Geographic Designations

RECOMMENDATION - Overlay Cedar River

- ☐ High Intensity Reach 1 –
West side - mouth to Logan Street
- ☐ Cedar River/Urban Conservancy –
Reach 1 – Cedar River Trail Park



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Shorelines Geographic Designations

RECOMMENDATION - Overlay

Cedar River

- High Intensity
 - Reach 2 –Logan Street to I-405



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Shorelines Geographic Designations

RECOMMENDATION - Overlay

Cedar River

- High Intensity
 - Reach 3 - North side - COR zoning



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Shorelines Geographic Designations

RECOMMENDATION - Overlay

Black River/Springbrook Creek

☐ High Intensity

- Black River Reach 1 – to Pumping Station
- Springbrook Creek Reach 1, 2 & 3 - portions not in wetland mitigation areas

☐ Natural – Black River Riparian Forest

☐ Urban Conservancy - Wetland mitigation sites

- Boeing
- WSDOT/Renton



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Shorelines Geographic Designations

RECOMMENDATION - Overlay

Green River

- ☐ Reach 1 – Parallel designation High Intensity
 - Urban Conservancy – vegetated areas
 - High Intensity – developed areas and areas isolated by the railroad
- ☐ Isolated areas – separated from the river by the railroad
 - High Intensity, or
 - Unique designation recognizing the almost complete lack of shoreline values due to isolation



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Shorelines Geographic Designations

- ☐ Discussion
- ☐ Public Comment



Renton Shoreline Master Program

Shorelines of Statewide Significance

Outline

- ☐ Information Sources
- ☐ Statute and WAC
- ☐ Options



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Shorelines of Statewide Significance

Information Source

Tech Memo – Regulatory Approach
Options – Code Overview – October
23, 2008



Renton Shoreline Master Program

Shorelines of Statewide Significance Statute

- ❑ Applies only to Lake Washington
- ❑ Additional set of criteria
 - Preserve the natural character of the shoreline
 - Result in long term over short term benefit
 - Recognize and protect the statewide interest over local interest
 - Protect the resources and ecology of the shoreline
 - Increase public access to publicly owned areas of the shorelines
 - Increase recreational opportunities for the public in the shoreline
 - Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary



Renton Shoreline Master Program

Shorelines of Statewide Significance

Options & Recommendation

- Additional set of criteria applied on a case-by-case basis [Ecology likely to insist on inclusion]

and

- Integrate with specific regulations
 - Specific opportunities/constraints by reach
 - Identify priorities
 - Provide additional clarity/predictability



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Shorelines of Statewide Significance

- ☐ Discussion
- ☐ Public Comment



Renton Shoreline Master Program

No Net Loss – Cumulative Impacts Outline

- ☐ Information Sources
- ☐ WAC
- ☐ Options – Designations



Renton Shoreline Master Program

No Net Loss – Cumulative Impacts Information Sources

Tech Memo – Regulatory Approach

Options – Code Overview – October
23, 2008



Renton Shoreline Master Program

No Net Loss – Cumulative Impacts

WAC 173-26-186 Governing principles.

(8)(b) Include policies and regulations designed to achieve no net loss of ecological functions.

- ☐ (i) Regulations and mitigation standards ensuring that each permitted development will not cause a net loss of ecological functions of the shoreline;
- ☐ (ii) Regulations ensuring that exempt development in the aggregate will not cause a net loss of ecological functions of the shoreline



Renton Shoreline Master Program

No Net Loss – Cumulative Impacts & Mitigation – WAC 173-26-186

Evaluation of cumulative impacts should consider:

- ☐ Current circumstances affecting the shorelines and relevant natural processes;
- ☐ Reasonably foreseeable future development and use of the shoreline; and
- ☐ Beneficial effects of any established regulatory programs under other local, state, and federal laws.



Renton Shoreline Master Program

No Net Loss – Cumulative Impacts & Mitigation – WAC 173-26-186

□ Current circumstances affecting the shorelines and relevant natural processes;

- Ongoing impacts of existing development
 - Interruption of geomorphic processes of deposition
 - Lack of shoreline vegetation functions
 - In-water structures
- Existing impacts/processes that may be modified
 - Dredging
 - Shoreline modification
 - Shoreline Vegetation
 - Number, size and design of in-water structures



Renton Shoreline Master Program

No Net Loss – Cumulative Impacts & Mitigation – WAC 173-26-186

- Reasonably foreseeable future development and use of the shoreline
 - More intense development
 - Larger houses
 - More impervious surface
 - Larger commercial/multi-family buildings
 - Change in type of uses
 - Commercial mixed use
 - Marinas
 - Possible change in industrial uses on shoreline
 - Possible change in transportation use



Renton Shoreline Master Program

No Net Loss – Cumulative Impacts & Mitigation – WAC 173-26-186

- ❑ Beneficial effects of any established regulatory programs under other local, state, and federal laws.
 - Salmon recovery programs
 - Corps of Engineers 404 permits
 - ESA requirements
 - This Shoreline Master Program



Renton Shoreline Master Program

No Net Loss - Cumulative Impacts

Options - Recommendation

Single-family Residential

- ☐ Design regulations to include mitigation for both individual and cumulative impacts;
- ☐ Recognize constraints of small lots – Develop a program of mitigation for the specific areas and actions where mitigating is most effective
- ☐ Potential funding sources for mitigation:
 - General funds, or
 - A shoreline mitigation fee system, or
 - Other fees such as stormwater management fees.



Renton Shoreline Master Program

No Net Loss - Cumulative Impacts

Options - Recommendation

Non- Single-family Residential

- ☐ Design regulations to include mitigation for both individual and cumulative impacts;
- ☐ On-site mitigation where feasible
- ☐ Allow off-site mitigation at areas where mitigating is most effective.



Renton Shoreline Master Program

No Net Loss - Cumulative Impacts & Mitigation

☐ Discussion

☐ Public Comment



Renton Shoreline Master Program

Water Dependent Uses – Outline

- ☐ Information Sources
- ☐ Market for Water Dependent Uses
- ☐ SMA Goals
- ☐ WAC/RCW
- ☐ Options



Renton Shoreline Master Program

Water Dependent Uses – Information Sources

Tech Memo – Regulatory Approach Options – Specific
Issues – October 23, 2008

Tech Memo – Regulatory Approach Options – Code
Overview – October 23, 2008

Tech Memo - Economic Market for Shoreline Uses –
Water Dependent Uses – October 15, 2008



Renton Shoreline Master Program

Water Dependent Uses

Tech Memo - Market for Shorelines Uses

- ☐ Little demand for water oriented industrial/commercial
- ☐ Water dependent demand for moorage
- ☐ Demand for non-water oriented mixed use with waterfront amenities



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Water Dependent Uses

WAC/RCW Goal of SMA

RCW 90.58.020 & WAC 173-26-176

“Use shorelines for economically productive uses that are particularly dependent on shoreline location or use”



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Water Dependent Uses – WAC/RCW

Definitions:

Water Dependent: “Cannot exist in any other location and is dependent on water by intrinsic nature of its operation” (e.g. shipyards, cargo terminals, marinas)

Water Related: Not intrinsically dependent on waterfront location but whose operation cannot occur economically without shoreline location (e.g. seafood processing plants, marine salvage yards)

Other Uses: ‘Water Enjoyment’ & ‘Non-water-oriented’



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Water Dependent Uses – Options

- ☐ Water dependent moorage
- ☐ Mixed Use (includes water-related)
- ☐ Other (complementary)



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Water Dependent Uses – Options

- ❑ Water dependent moorage
 - Location/Design Issues
 - Marinas difficult to develop/permit
 - Distance from Puget Sound Waterway
 - No net loss of ecological functions



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Water Related Uses – Options

- ❑ Mixed-use office/commercial redevelopment adjacent to Lake Washington/Cedar River.
 - Must include:
 - Water dependent uses and/or
 - Public access and/or
 - Ecological enhancement
 - Potential for complementary uses (e.g. office use during work-week, public access/recreation on evenings/weekends)



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Water Dependent Uses – Options

Options are limited by the Statute and WAC

- ☐ SMP must include the preference hierarchy for water-dependent, water-related, water-enjoyment and non-water-oriented uses for all but single-family uses
- ☐ Water-dependent use potential is the city is likely limited primarily to moorage and recreation
- ☐ Water-related uses must be located and designed developed in a manner compatible ecological protection and restoration objectives



Renton Shoreline Master Program

Water Dependent Uses – Options

Recommendation

- ☐ Provide criteria in the SMP consistent with the WAC.
- ☐ By reach - provide the policy direction that future development will need, particularly:
 - Water oriented uses
 - Ecological enhancement
 - Public access.



Renton Shoreline Master Program

Water Related & Dependent Uses –

☐ Discussion

☐ Public Comment



Renton Shoreline Master Program

Public Access – Outline

- ☐ Information Sources
- ☐ WAC/RCW
- ☐ SMP
 - Shoreline of Statewide Significance – Priorities
 - Policies
- ☐ Options



Renton Shoreline Master Program

Public Access – Information Sources

Tech Memo – Regulatory Approach Options – Specific
Issues – October 23, 2008

Tech Memo – Regulatory Approach Options – Code
Overview – October 23, 2008

Tech Memo – Public Access – October 23, 2008



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Public Access – WAC/RCW

Goal of SMA

RCW 90.58.020 & WAC 173-26-176

“Use shorelines and the waters they encompass for public access and recreation. ”



Renton Shoreline Master Program

Public Access

Preferences for uses of Shorelines of Statewide Significance (Descending order):

1. Protect state-wide interest over local interest
2. Preserve the natural character of the shorelines
3. Result in long-term over short-term benefits
4. Protect resources and ecology of the shorelines
5. Increase public access to publicly-owned shorelines
6. Increase recreational opportunities for the public



Renton Shoreline Master Program

Public Access – Existing Renton SMP

Policy 4.01.02(2) – Preference for activities which enhance natural amenities of shorelines and depend on a shoreline's location or provide public access.

Policy 4.02.02(4) – Unique natural areas should be designated and maintained as open space for passive recreation. Access/use should be restricted, if necessary, for the conservation of these areas.

Policy 4.02.03(A) – Economic uses/activities which aren't water-oriented should be discourage. Where uses/ activities are permitted, public access should be provided.



Renton Shoreline Master Program

Public Access – Basic Requirements

- ☐ Access to public aquatic lands required
- ☐ Public access required for residential
 - Multi-family
 - Single family subdivisions > 4 lots
- ☐ Non water oriented development allowed on shoreline only with
 - Public access and/or
 - Ecological enhancement



Renton Shoreline Master Program

Public Access

Options – Recommendation

- ☐ Criteria that apply to new development on case-by case basis
and
- ☐ Provide an overall strategy
 - Specific opportunities/constraints by reach
 - Identify priorities
 - Provide additional clarity/predictability



Renton Shoreline Master Program

Public Access

☐ Discussion

☐ Public Comment



Renton Shoreline Master Program

Building Height – Outline

- ☐ Information Sources
- ☐ Existing Regulations
- ☐ RCW
- ☐ Existing SMP Options



Renton Shoreline Master Program

Building Height – Information Sources

Tech Memo – Regulatory Approach Options – Specific Issues –
October 23, 2008

Tech Memo – Regulatory Approach Options – Code Overview –
October 23, 2008



Renton Shoreline Master Program

Building Height – Existing Regulations

- ☐ Existing SMP has no provisions for building height
- ☐ Currently governed by underlying zoning & agreement with Ecology



Renton Shoreline Master Program

Building Height

RCW 90.58.320:

No permit shall be issued pursuant to this chapter for any new or expanded building or structure of more than thirty-five feet above average grade level on shorelines of the state that will obstruct the view of a substantial number of residences on areas adjoining such shorelines except where a master program does not prohibit the same and then only when overriding considerations of the public interest will be served.

RCW 90.58.100(2)(f): *Conservation of scenic vistas & aesthetics*



Renton Shoreline Master Program

Building Height — SMP Requirements

The SMP in each shoreline environment shall include regulations for building or structure height and bulk limits, setbacks, maximum density/minimum frontage requirements & site development standards [WAC 173-26-244(4)(a)(iv)(A)]



Renton Shoreline Master Program

Building Height Options

- ☐ Use height regulations in upland districts
 - COR on Lake Washington 125 feet
 - UC-N2 zoning Lake Washington 10 stories on primary and secondary arterials and 6 stories along residential/minor collectors.
 - COR on Cedar River 95 feet
- ☐ 35 feet in Shoreline, jump at 200'
- ☐ Gradual increase



Renton Shoreline Master Program

Building Height

Recommendation

☐ Lake Washington – Shoreline of Statewide Significance

- 35' in all Single Family Residential
- Non-Single Family Residential
 - Shoreline 35' – Jump at 200'
 - With option – gradual increase that includes both 200' shoreline and a portion of the upland non-shoreline



Renton Shoreline Master Program

Building Height

Recommendation

- ❑ Non-Single Family Residential
 - Shoreline 35' – Jump at 200'



Renton Shoreline Master Program

Building Height

Recommendation

☐ Cedar River

- Reach 1 - 35' in Shoreline – Jump at 200
- Reach 2 - Underlying zoning [95 feet]
- Reach 3 – COR – Same as Lake WA - 35 in Shoreline with option of gradual increase



Renton Shoreline Master Program

Building Height

Recommendation

- ☐ May Creek - 35' in all Reaches
- ☐ Green/Black Rivers/Springbrook Creek - 35' in all Reaches



Renton Shoreline Master Program

Building Height

☐ Discussion

☐ Public Comment



Renton Shoreline Master Program

Update Process

- ☐ Initial Public Involvement - May, June, 2008
- ☐ Assessment of Options - Next meeting February 11
- ☐ Draft Shoreline Master Program – June 2009
- ☐ Review & Adoption - Mid to Late 2009
- ☐ Ecology Review

